

1 120 000 €

Contact agency
CARLE IMMOBILIER

19 rue Jean Jaurès

69740 Genas

+33 (0)4 78 70 42 15 / contact@carle-
immobilier.com

For sale villa

7 rooms

Surface : 178 m²

Surface of the living : 55 m²

Surface of the land : 932 m²

Year of construction : 1990

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : NEW

External condition : GOOD

Couverture : tiling

Features :

POOL, pool house, fireplace, double
glazing, Architecture contemporaine,
CALM, Automatic gate, AIR CONDITIONING

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Document non contractuel

Energy class (dne) : C =



Villa 194 Genas

Renovated villa of 197 m² with swimming pool and bioclimatic pergola Are you looking for a new Villa, offering quality services, beautiful spaces and low energy consumption? In a quiet area and close to all amenities? This Villa completely renovated and extended in 2018 is made for you! Located in a quiet area, at the end of a dead end, in a residential area, you will enjoy a beautiful surface area of 197 m² on a plot of 1,003 m² with swimming pool. Upon arrival on the property you will enjoy a beautiful courtyard that can accommodate up to 4 vehicles and completed with a large garage of nearly 32 m². Can't wait to discover the interior? Enter the hall which serves on one side a large bright living room of over 51 m² open to a beautiful American kitchen with its pantry area and its bar - dining area, and on the other a parental suite on one level, with its bathroom and with direct access to the terrace. The ground floor is completed by a large laundry room with direct access to the garage. Upstairs, you will enjoy 3 bedrooms, each with its own bathroom or shower room, large closets and even a dressing room for one of them. 2 of the bedrooms also benefit from a large balcony. Do you like living outside as much as inside? The terrace overlooking the swimming pool will welcome you under its bioclimatic pergola to enjoy the outdoors all year round. All the services offered by this villa have been designed for optimum comfort on a daily basis: reversible duct air conditioning, aluminium joinery with BSO or electric

